



331 Bemersley Road, Brown Edge, ST6 8UL

£210,000

- Charming Refurbished Two Bedroom Country Cottage
- Contemporary Kitchen With Integrated Appliances
- Detached Garage/ Workshop With Electric Remote Controlled Door
- Envious Position With Far Reaching Views
- Ground Floor Luxurious Shower Room & First Floor En-suite Cloakroom
- Driveway Providing Off Road Parking
- Two Spacious Reception Rooms
- Substantial Rear Garden
- Viewing Essential To Appreciate

331 Bemersley Road, Brown Edge ST6 8UL

Charming refurbished Two-Bedroom Cottage with Stunning Countryside Views & a superb sized extensive rear garden.

Occupying an enviable position with far-reaching views to both the front and rear, this beautifully refurbished two-bedroom terrace cottage seamlessly blends character features with modern comforts.



Council Tax Band: A



The property offers two spacious reception rooms, each boasting a wealth of charm, with wood-burning stoves and stylish décor creating a warm and welcoming atmosphere. Having been totally refreshed by the present owners including a modern shaker-style kitchen, fitted with a range of integrated Neff appliances. The kitchen flows effortlessly into the adjoining living space.

The stylish shower room presents a contemporary finish with a generous walk-in double shower, whilst upstairs there are two double bedrooms, both enjoying open views over the surrounding fields. The principal bedroom further benefits from a built-in en-suite cloakroom, whilst both bedrooms each enjoy countryside views. Externally, the home continues to impress. To the rear the covered outdoor porch area leads onto a charming courtyard with a built-in store, beyond there is detached garage/workshop fitted with an electric remote-controlled door. A driveway provides convenient off-road parking.

Behind the garage & a particular highlight is the substantial rear garden, fully enclosed and thoughtfully landscaped. Predominantly laid to lawn with feature borders and a paved patio seating area, the garden directly adjoins open fields, offering a tranquil backdrop and a truly picturesque outlook.

The semi rural location enjoys excellent access to local beauty spots including Knypersley Reservoir and Greenway Country Park, while also being well placed for Biddulph, Leek, The Potteries with wider commuter links.

This delightful cottage is the perfect balance of character, style, and practicality, an opportunity not to be missed.

Lounge

11'7" x 13'11"

Having a UPVC double glazed window to the front aspect, UPVC double glazed front entrance door with clear glazed panel above and central glazed panel. Feature fireplace with inset to chimney breast housing a cast-iron multi fuel stove set upon a slate tiled hearth. Quarry tiled flooring.

Dining room

10'10" x 12'1"

Having feature fireplace with an inset to chimney breast having a cast-iron multi fuel stove with brick inset and slate tiled hearth. Original quarry tiled floor, original built-in cabinetry to alcove with storage cupboard and drawers. Part panelled walls. Cupboard to under stairs having shelving and storage. Stairs off to 1st floor landing. UPVC double glazed stable door to the rear aspect.

Covered rear entrance porch giving access out onto the rear courtyard.

Kitchen

10'5" x 9'6"

Having range of on trend shaker style wall mounted cupboard and base units with work surfaces over incorporating an inset composite single drainer sink unit with Flexi hose brushed gold effect tap over. Integral Neff combination oven and grill with touch controls, separate Neff microwave oven and grill. Integral fridge and freezer. UPVC double glazed window to the side aspect, tiled flooring.

Shower Room

Refurbished luxurious shower room having a wall mounted wash handbasin with white gloss cabinetry & matching storage unit, WC. UPVC double glazed obscured window to the side aspect, tiled floor, heated towel radiator. Walk in double width Shower cubicle, double having an electric dual control shower with fixed rainfall showerhead and detachable shower. Under floor heating, recessed lighting to ceiling.

First floor landing having inset lighting to skirting boards giving access to bedrooms.

Bedroom One Including En-suite

13'11" x 11'7"

Having a Upvc double glazed window to the front aspect overlooking the adjacent farmland with reaching views on the horizon. Access to loft space.

Bedroom Two

12'1" x 10'9"

Having a UPVC double glazed window to the rear aspect overlooking the enclosed rear courtyard and adjacent gardens with far reaching views over nearby farmland. Built in wardrobe. Storage.

Externally

Garage

20'4" x 8'11"

Having an electric remote controlled roller shutter door, electric light and power, fitted worksurface with sink unit and mixer tap. Window to rear aspect. Electric car charging cabling (needs to be connected)

To the rear of the property, there is a driveway in front of the garage. Gated access from the side of the garage leading to the rear gardens, which have been beautiful landscaped and are of a fantastic size leading to lawn with an adjoining patio at the head of the garden and adjoins open fields providing a pleasant outlook and evening sunsets





Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	